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BUILDING STATISTICS, TASMANIA - MARCH QUARTER, 1952.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen), has made available the following particulars of Building Statistics for the quarter ended 31st March, 1952, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 31ST MARCH, 1952.

Building statistics for March quarter, 1952, are summarised in the following table. Compared with the previous quarter, the figures indicate a marked decline in output and a consequential drop in employment. Measured in terms of values, the output for the quarter dropped by £754,000 or 24 per cent whilst the number of workers actually working on new building jobs, declined by 563 to 6,758 as at 31st March, 1952, the equivalent of about 5 per cent.

CONSTRUCTION OF NEW BUILDINGS, TASMANIA - MARCH QUARTER, 1952.

Description of Building and Constructing Agency	Commenced during March Quarter, 1952		Completed during March Quarter, 1952		Under Construction at 31 Mar. 1952		Value of work done during Mar. Qr. 1952.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses (b)		£'000		£'000		£'000	£'000
(i) Pte. Contractors							
On Pte. A/c.	234	572	271	674	703	1,964	648
On Govt. A/c.	33	95	83	177	454	993	209
(ii) Govt. Day Labour	81	147	113	204	249	560	232
(iii) Owner-Builders	439	853	238	464	1,940	4,078	835
<u>Total Houses</u>	787	1,667	705	1,519	3,346	7,595	1,924
2. Flats (c)							
(i) Pte. Contractors							
On Pte. A/c.	1	2	6	10	18	45	7
3. Shops with Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	12	3	8	20	72	8
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	20	64	9	39	29	107	37
5. Hotels, Guest Houses etc.							
(i) Pte. Contractors							
On Pte. A/c.	-	-	-	-	9	317	22
On Govt. A/c.	1	7	2	8	5	344	64
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	8	120	13	261	44	1,145	180
On Govt. A/c.	-	-	2	31	6	245	83
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	29	21	30	44	81	774	78
On Govt. A/c.	15	226	18	33	63	2,355	208
(ii) Govt. Day Labour	15	16	6	8	34	425	35
<u>Total Other New Buildings</u>	94	468	89	442	303	5,829	722
All New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	297	721	332	1,036	904	4,424	980
On Govt. A/c.	49	328	105	249	528	3,937	564
(ii) Govt. Day Labour	96	163	119	212	283	985	267
(iii) Owner-Builders	439	853	238	464	1,940	4,078	835
<u>GRAND TOTAL</u>	881	2,135	794	1,961	3,655	13,424	2,646

(a) When completed. (b) Converted army huts excluded.

(c) Number indicates number of individual flats provided as new dwellings.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY
BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 31 MARCH, 1952.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	1,094	Carpenters	3,253	New Buildings	
Sub-Contractors	583	Bricklayers	413	Houses	3,677
Wage Earners	5,081	Painters	413	Other New Buildings	2,031
		Electricians	204	Additions & Alterations	
		Plumbers	288	(b) -	
		Builders'	1,537	Houses	349
		Labourers	650	Other Buildings	394
		Others		Repairs & Maintenance (b)	307
Total	6,758	Total	6,758	Total	6,758

(a) Includes estimate for persons working on owner-built jobs.
 (b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

3. NEW HOUSES.

1. NEW HOUSES COMPLETED:

During the quarter ended 31st March, 1952, 705 new houses were completed in Tasmania. This represents a decrease of 631 or 47 per cent compared with the December quarter, 1951, and is the lowest number of completions recorded since the last quarter of 1949.

The number of completions in the March quarter in preceding years were 966 in 1951; 772 in 1950; 589 in 1949; 383 in 1948, 270 in 1947 and 119 in 1946. In the post-war period (September quarter, 1945, to March quarter, 1952), a total of 15,258 new houses has been completed in the State.

In addition to houses 9 new dwellings were provided during the quarter by the construction of flats and shops with dwellings.

The 705 houses completed during the March quarter, 1952, comprised 105 solid brick, concrete etc., 63 brick, concrete etc. veneer, 380 wood, 93 prefabricated wood, 61 fibro-cement and 3 other types of houses. Of the 15,258 houses completed since September, 1945, 3,734 or 24.5% were of brick, concrete etc. construction and 11,524 or 75.5% of wood, etc. materials. For March quarter, 1952, 168 or 23.8% of the total number of houses completed were of brick etc. and 537 or 76.2% of wood etc. materials.

The average recorded value of each house completed in Tasmania has risen at the following rate, viz. £983 in March quarter, 1946, £1,037 in the same quarter of 1947, £1,175 in 1948, £1,316 in 1949, £1,460 in 1950, £1,791 in 1951, and in 1952 the average value was £2,155. For March quarter, 1952, the average completed value of each house of brick, concrete etc. was £3,030 compared with £1,915 for each house of wood and £1,625 for each fibro-cement house. The corresponding average values for March quarter, 1951, were brick etc. £2,467, wood £1,570 and fibro-cement etc. £1,235.

2. NEW HOUSES COMMENCED:

The number of new houses commenced during the March quarter, 1952, was 787. This is 229 or 22 per cent fewer than in the December quarter, 1951, and is the lowest number of commencements recorded since December quarter, 1948.

Since July, 1945, a total of 18,556 new houses has been placed under construction in Tasmania.

3. NEW HOUSES UNDER CONSTRUCTION:

The number of houses under construction at 31st March, 1952, was 3,346, an increase of 82 over the number at 31st December, 1951. Corresponding figures as at 31st March of previous years are as follows:- 1951 - 3,512; 1950 - 3,148; 1949 - 2,346; 1948 - 2,010; 1947 - 1,346 and 1946 - 778.

The houses under construction at 31st March, 1952, were distributed according to materials of outer walls as follows - Solid brick, concrete etc. - 763 (22.8%); brick, concrete etc. veneer - 389 (11.6%); wood - 1,720 (51.4%); prefabricated wood - 289 (8.7%); fibro-cement - 183 (5.4%); and others - 2 (0.1%).

The following table shows in summary form, the number of houses commenced, completed and under construction for the years 1945-46 to 1950-51 and by quarters since 1949-50.

NEW HOUSES - TASMANIA.

PERIOD	Commenced		Completed		Under construct- ion at end of period	
	No.	Value £'000	No.	Value £'000	No.	Value £'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1949-50 -						
September Qr.	851	1,281	620	903	2,804	4,305
December Qr.	926	1,472	655	933	3,073	4,852
March Qr.	854	1,371	772	1,127	3,148	5,110
June Qr.	1,033	1,715	805	1,222	3,357	5,652
1950-51 -						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52 -						
September Qr.	1,098	2,260	1,071	2,102	3,584	7,513
December Qr. (b)	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
Total since 1/7/45	18,556	28,935	15,258	23,518	-	-

(a) Estimated; actual figures not collected.
(b) Figures have been revised.

The total number of dwellings according to type, completed and under construction is set out in the following table -

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

PERIOD	Private Houses				New Flats (Dwelling units) (b)	Shops with Dwellings	Total
	Brick Concrete etc. (a)	Wood	Fibro Cement	Other			
Number of Dwellings Completed.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	208	6	18	21	3,953
1950-51 March Qr.	257	658	46	5	5	5	976
June Qr.	266	708	66	-	5	5	1,050
1951-52 Sept. Qr.	245	741	83	2	-	9	1,080
Dec. Qr.	326	(c) 903	105	2	8	11	(c) 1,355
March Qr.	168	473	61	3	6	3	714
Total since 1/7/45	3,734	10,658	829	37	106	108	15,462
Number of Dwellings under Construction							
31st March, 1946	198	558	19	3	7	-	785
31st March, 1947	419	902	22	3	15	8	1,369
31st March, 1948	618	1,334	52	6	20	13	2,043
31st March, 1949	785	1,415	142	4	37	13	2,396
31st March, 1950	1,047	1,939	153	9	21	12	3,181
31st March, 1951	1,102	2,221	188	1	19	16	3,547
31st December, 1951	1,107	(c) 1,982	172	3	23	18	(c) 3,305
31st March, 1952	1,152	2,009	183	2	18	20	3,384

(a) Includes Veneers. (b) Conversions into Flats are excluded. (c) Revised.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE, TASMANIA.

PERIOD	Percentage Distribution						Average recorded value of New Houses completed (c).		
	Completed			Under Construction at end of period.					
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)
1945-46	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1950-51 Dec. Qr.	23.3	72.1	4.6	30.8	63.9	5.3	2,379	1,541	900
Mar. "	26.6	68.1	5.3	31.4	63.2	5.4	2,467	1,570	1,235
June "	25.6	68.1	6.3	31.9	62.6	5.5	2,350	1,689	1,182
1951-52 Sept. "	22.9	69.2	7.9	32.8	61.5	5.7	2,551	1,829	1,435
Dec. " (d)	24.3	(d) 67.6	8.1	(d) 33.9	(d) 60.7	(d) 5.4	2,672	(d) 1,836	1,252
Mar. " (d)	23.8	67.1	9.1	34.4	60.1	5.5	3,030	1,915	1,625

(a) Includes Stone, Concrete and Veneers.
 (c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages, they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.
 (d) Revised.

(b) Fibro-Cement and Other.

4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for March quarter, 1952, in the next two tables -

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, MARCH QUARTER, 1952.

AREA	Building Permits granted during quarter		Commenced during Quarter		Completed during Quarter		Under Construction at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	38	126	72	177	52	150	301	935
Hobart, Suburbs -								
Clarence (b)	60	135	85	199	63	142	361	846
Kingborough (b)	14	44	29	86	24	66	77	222
Glenorchy	50	129	73	159	91	193	397	897
Total Suburbs	124	308	187	444	178	401	835	1,965
<u>Total Hobart and Suburbs</u>	<u>162</u>	<u>434</u>	<u>259</u>	<u>621</u>	<u>230</u>	<u>551</u>	<u>1,136</u>	<u>2,900</u>
Launceston City	30	81	48	102	68	173	364	911
Launceston, Suburbs (b) -								
Beaconsfield	13	29	18	50	17	42	88	184
Evandale	-	-	1	2	-	-	1	2
Lilydale	18	36	10	23	5	12	33	77
St. Leonards	23	52	21	44	25	51	92	215
Westbury	2	4	5	7	1	2	8	16
Total Suburbs	56	121	55	126	48	107	222	494
<u>Total Launceston and Suburbs</u>	<u>86</u>	<u>202</u>	<u>103</u>	<u>228</u>	<u>116</u>	<u>280</u>	<u>586</u>	<u>1,405</u>
All Other Areas (c)	391	737	425	818	359	688	1,624	3,290
Total Tasmania (c)	639	1,373	787	1,667	705	1,519	3,346	7,595

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding those Municipalities which do not require a permit to build.

B. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES ACCORDING TO
 STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS - MARCH QUARTER, 1952.
 (Including Owner-Built Houses).

Statistical Divisions and Local Government Areas	Building Per- mits granted during Qtr.		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
<u>URBAN DIVISION</u>								
Hobart, City	38	126	72	177	52	150	301	935
" Suburbs	124	308	187	444	178	401	835	1,965
Launceston, City	30	81	48	102	68	173	364	911
" Suburbs	56	121	55	126	48	107	222	494
<u>Total Urban Division</u>	<u>248</u>	<u>636</u>	<u>362</u>	<u>849</u>	<u>346</u>	<u>831</u>	<u>1,722</u>	<u>4,305</u>
<u>NORTH-WESTERN DIVISION</u>								
Burnie	25	54	27	63	43	88	212	463
Circular Head	10	20	13	32	12	24	49	93
Deloraine	5	7	10	25	3	7	30	63
Devonport	30	73	47	99	69	156	252	550
Kentish	2	3	9	13	3	6	18	30
King Island	5	12	7	14	7	17	17	39
Latrobe	11	18	15	22	7	13	42	71
Penguin	3	3	13	23	8	19	32	54
Ulverstone	25	48	34	76	23	48	111	229
Wynyard	11	22	11	24	18	36	70	147
<u>Total North-Western Div.</u>	<u>127</u>	<u>260</u>	<u>186</u>	<u>391</u>	<u>193</u>	<u>414</u>	<u>833</u>	<u>1,739</u>
<u>NORTH-EASTERN DIVISION</u>								
Beaconsfield (b)	15	27	18	32	17	26	90	139
Fingal	18	17	10	10	7	7	22	32
Flinders	-	-	5	13	-	-	6	15
George Town	31	61	26	72	21	40	117	261
Lilydale (b)	3	2	2	4	-	-	6	10
Portland	10	10	4	6	2	2	10	12
Ringarooma	2	3	2	4	1	2	6	10
Scottsdale	8	22	6	18	9	24	27	64
<u>Total North-Eastern Div.</u>	<u>87</u>	<u>142</u>	<u>73</u>	<u>159</u>	<u>57</u>	<u>101</u>	<u>284</u>	<u>543</u>
<u>NORTH-MIDLAND DIVISION</u>								
Evandale (b)	4	4	3	7	-	-	9	18
Longford	7	10	2	3	10	16	36	73
St. Leonards (b)	5	10	15	15	5	11	52	104
Westbury (b)	7	11	5	8	4	7	17	29
<u>Total North Midland Div.</u>	<u>23</u>	<u>35</u>	<u>25</u>	<u>33</u>	<u>19</u>	<u>34</u>	<u>114</u>	<u>224</u>
<u>MIDLAND DIVISION</u>								
Bothwell	15	28	24	24	25	25	8	7
Campbell Town	3	7	8	10	7	10	15	29
Hamilton	10	19	1	2	1	2	16	35
Oatlands	2	4	7	11	1	1	14	36
Ross	-	-	1	2	2	5	2	4
<u>Total Midland Division</u>	<u>30</u>	<u>58</u>	<u>41</u>	<u>49</u>	<u>36</u>	<u>43</u>	<u>55</u>	<u>111</u>
<u>SOUTH-EASTERN DIVISION</u>								
Brighton (c)	-	-	-	-	-	-	16	83
Clarence (b)	19	37	16	41	10	19	74	134
Glamorgan	2	5	-	-	1	3	4	10
Green Ponds (c)	-	-	1	1	1	1	-	-
Richmond	3	4	1	3	2	4	3	9
Sorell	18	19	12	12	6	5	38	45
Spring Bay	3	3	5	7	-	-	16	23
<u>Total South-Eastern Div.</u>	<u>45</u>	<u>68</u>	<u>35</u>	<u>64</u>	<u>20</u>	<u>32</u>	<u>151</u>	<u>304</u>
<u>SOUTHERN DIVISION</u>								
Bruny	1	1	1	2	1	1	4	10
Esperance (c)	-	-	1	1	2	2	1	3
Huon	9	11	8	16	3	6	16	32
Kingborough (b)	10	27	15	27	3	5	38	80
New Norfolk	10	13	5	11	7	14	74	147
Port Cygnet	3	6	-	-	3	6	2	4
Tasman	1	1	3	5	1	2	7	7
<u>Total Southern Division</u>	<u>34</u>	<u>59</u>	<u>33</u>	<u>62</u>	<u>20</u>	<u>36</u>	<u>142</u>	<u>283</u>
<u>WESTERN DIVISION</u>								
Queens town	4	9	29	55	11	22	39	73
Strahan	-	-	-	-	-	-	6	13
Zeehan	41	106	3	5	3	6	45	86
<u>Total Western Division</u>	<u>45</u>	<u>115</u>	<u>32</u>	<u>60</u>	<u>14</u>	<u>28</u>	<u>1,624</u>	<u>3,290</u>
<u>Total Country Divisions</u>	<u>391</u>	<u>737</u>	<u>425</u>	<u>818</u>	<u>359</u>	<u>683</u>	<u>1,624</u>	<u>3,290</u>
TOTAL TASMANIA.	639	1,373	787	1,667	705	1,519	3,346	7,595

(a) Value when completed. (b) Country sections only of these municipalities.
 (c) Building permits not issued in these municipalities.

4. NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which the buildings are erected.

The value of new buildings (other than houses) completed during March quarter, 1952, was £442,000 compared with £675,000 during December quarter, 1951, and £341,000 during March quarter, 1951. Fifteen (15) new factories valued at £292,000 were completed during the quarter.

During the March quarter, 1952, the value of new buildings (other than houses) commenced was £468,000 or £124,000 less than during the December quarter, 1951, and £261,000 less than during the corresponding period in 1951. Construction of eight new factories, valued at £120,000 was commenced during the quarter ended 31st March, 1952.

The value of new buildings (other than houses) under construction at 31st March, 1952, was £5,829,000 which is £416,000 more than at 31st December, 1951, and may be compared with £4,626,000 at 31st March, 1951; £2,810,000 at the same date in 1950; £2,056,000 in 1949; £1,362,000 in 1948; £851,000 in 1947 and £287,000 in 1946. The value of factories under construction at 31st March, 1952, was £1,390,000 or 24% of the total value of all buildings (other than houses), under construction at that date.

The progress made in the construction of new buildings (other than houses) may be seen in the next table.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels, Guest Houses etc.	Factor-ies	Other New Bldgs.	Total New Bldgs.
							£'000
COMMENCED DURING PERIOD							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1950-51 June Qr.	2	22	14	62	215	645	960
1951-52 Sept. Qr.	6	17	9	240	252	506	1,030
Dec. Qr.	21	23	22	85	146	295	592
Mar. Qr.	2	12	64	7	120	263	468
Total since 1/7/46	158	222	399	886	3,105	6,025	10,795
COMPLETED DURING PERIOD							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1950-51 June Qr.	6	16	18	-	251	144	435
1951-52 Sept. Qr.	-	11	16	16	244	391	678
Dec. Qr.	17	25	51	26	65	491	675
Mar. Qr.	10	8	39	8	292	85	442
Total since 1/7/45	134	207	319	289	2,571	2,919	6,439
UNDER CONSTRUCTION							
31st March, 1946	6	-	1	-	43	237	287
" " 1947	14	14	10	37	435	341	851
" " 1948	27	25	47	80	534	649	1,362
" " 1949	44	26	78	275	784	849	2,056
" " 1950	39	24	62	146	1,179	1,360	2,810
" " 1951	36	42	104	310	1,439	2,695	4,626
30th Sept., 1951	45	60	95	646	1,331	3,334	5,511
31st Dec., 1951	52	63	77	670	1,461	3,090	5,413
31st March, 1952	45	72	107	661	1,390	3,554	5,329

(a) Information not collected.

5. VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during March quarter, 1952, was £1,961,000, a decrease of £1,377,000 compared with December quarter, 1951, and £110,000 less than the March quarter, 1951, figure of £2,071,000. New houses valued at £1,519,000 comprised 77.5% of the total value of completions in March quarter, 1952.

During the quarter, the value of all new buildings commenced was £2,135,000 or £759,000 less than in the December quarter, 1951, and £486,000 less than in the March quarter of 1951.

The value of all new buildings under construction at 31st March, 1952, was £13,424,000 which is £758,000 greater than the value at 31st December, 1951. The corresponding value at 31st March, 1951, was £11,011,000.

In comparing these money values, due allowance should be made for increases in building costs.

The following table summarises the value of all new buildings commenced, completed and under construction since 1945.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS. TASMANIA.

PERIOD	Commenced during Period	Completed during Period	Under Construc- tion at end of Period
	£'000	£'000	£'000
Year ended 30th June, 1946	(b)	627	1,403
1947	2,718	1,417	2,759
1948	3,607	2,279	4,146
1949	5,371	3,810	5,872
1950	8,379	5,342	8,990
1951	10,336	8,403	12,178
1950-51 March Quarter	2,621	2,071	11,011
June Quarter	3,097	2,334	12,178
1951-52 September Quarter	3,290	2,780	13,024
December Quarter	(a) 2,894	(a) 3,338	(a) 12,666
March Quarter	2,135	1,961	13,424

(a) Revised.

(b). Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded on these returns, the value of work done during March quarter, 1952, on new buildings in Tasmania, was £2,646,000 compared with £3,400,000 for December quarter, 1951, and £3,136,000 for September quarter, 1951. Of the March quarter, 1952, total, £1,924,000 or 72.7% represented value of work done during the quarter in respect of new houses. Hobart and Suburbs accounted for £919,000 or 34.7% of the total value, Launceston and Suburbs for £506,000 or 19.1% and the rest of the State for £1,221,000 or 46.2%.

Details for March quarter, 1952, and a comparative statement showing figures for each quarter since December, 1950, are set out below -

VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING
MARCH QUARTER, 1952.

	Hobart			Launceston			Rest of State	Total Tas- mania	Per- cen- tage of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses -									
Brick, Concrete etc. (a)	111	125	236	125	81	206	267	709	26.79
Wood	82	342	424	82	42	124	545	1,093	41.31
Fibro-Cement	4	5	9	2	5	7	103	119	4.50
Other	-	-	-	-	1	1	2	3	0.11
Total Houses	197	472	669	209	129	338	917	1,924	72.71
Flats	3	1	4	2	-	2	1	7	0.26
Shops with Dwellings	2	1	3	-	2	2	3	8	0.30
Shops w/o Dwellings	2	5	7	10	1	11	19	37	1.41
Hotels, Guest Houses etc.	13	8	21	65	-	65	-	86	3.25
Factories	14	37	51	20	-	20	192	263	9.94
Other New Buildings	103	61	164	63	5	68	89	321	12.13
Total Other Bldgs.	137	113	250	160	8	168	304	722	27.29
Total New Bldgs.	334	585	919	369	137	506	1,221	2,646	100.00
Percentage of Total	12.62	22.11	34.73	13.95	5.18	19.13	46.14	100.00	..

VALUE OF WORK DONE ON NEW BUILDINGS

TASMANIA.

QUARTER ENDED	Hobart			Launceston			Rest of State	Total Tasman- ia
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs		
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
31st December, 1950	301	546	847	217	229	446	1,187	2,480
31st March, 1951	289	575	864	262	222	484	1,013	2,361
30th June, 1951	325	708	1,033	262	191	453	1,325	2,811
30th September, 1951	376	811	1,187	395	174	569	1,380	3,136
31st December, 1951	432	880	1,312	453	138	591	1,497	3,400
31st March, 1952	334	585	919	369	137	506	1,221	2,646

7. PERSONS WORKING ON NEW BUILDINGS.

Note - The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 6,758 persons including 1,677 working principals engaged on the construction of new buildings at 31st March, 1952. Of these 3,253 were carpenters by trade, 413 bricklayers and 1,537 builders labourers.

The number of persons engaged at the 31st March each year is as follows:- 1946 - 2,109; 1947 - 3,325; 1948 - 3,979; 1949 - 5,130; 1951 - 6,957 and 1952 - 6,758. Of the latter number 5,019 were working on private contract jobs, 770 on owner-built jobs and 969 on government day labour projects. The returns indicated that 3,677 were working on new houses, 2,031 on other new buildings, 349 on alterations and additions to houses, 394 on alterations and additions to other new buildings and 307 on repair and maintenance work.

Details of the number of workers classified according to type of occupation at 30th June, 1946, and later dates are as follows -

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS

OF NEW BUILDINGS IN TASMANIA.

, OCCUPATION	NUMBERS ENGAGED AT							
	30 June 1946	30 June 1947	30 June 1948	30 June 1949	30 June 1950	30 June 1951	31 Dec. 1951	31 Mar. 1952
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	3,499	3,253
Bricklayers	217	257	284	370	402	536	457	413
Painters	207	214	248	288	360	467	454	413
Electricians	79	123	137	161	208	226	226	204
Plumbers	140	150	206	238	266	312	313	288
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,658	1,537
Others	322	424	603	642	739	771	714	650
<u>Total Workers</u>	<u>2,514</u>	<u>3,639</u>	<u>4,296</u>	<u>5,570</u>	<u>6,430</u>	<u>7,520</u>	<u>7,321</u>	<u>6,758</u>

OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,074	1,094
Sub-Contractors (a)	232	297	375	421	506	675	595	583
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	5,652	5,081

(a) Actually working on jobs.

8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build New Buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

J. C. STEPHEN,
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Commonwealth Bureau of Census
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T. & G. Building,
Hobart.

18th June, 1952.

